

# DESIGN AND ACCESS STATEMENT IN SUPPORT OF HOUSEHOLDER APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT

## 1 Provost Road, London NW3 4ST

### Introduction

1 Provost Road is a semi-detached villa situated in the Eton Conservation Area and is a single family dwelling formed over four floors, lower ground, ground, first and second with a rear garden accessed from the lower ground floor and via the ramped narrow passageway to the flank (side) of the property. Three floors each have a foot print of circa 665ft<sup>2</sup>, the second floor is circa 420ft<sup>2</sup> (with some restricted head height) The proposed works in the refurbishment of this family home include external repairs and redecoration to all elevations and new York stone cladding to the entrance steps and perimeter paving and rear terrace. Internally the work includes the reinstatement of a fireplace to one of the ground floor principal rooms and the reinstatement of decorative features throughout the ground floor, the removal of the existing and creation of a new kitchen, new bath/shower rooms, WC's and a utility room, additional storage and all associated interior joinery and redecorations throughout. New external doors to the rear elevation at both ground and lower ground levels are proposed with a balcony and spiral staircase externally linking the two levels, and existing heating and electrical services will be updated to suit the internal arrangements.

### Location

Designed by John Shaw, this property dates back to circa 1844 and is positioned within one of seven pairs of semi-detached villas on Provost Road. Located in the London Borough of Camden these early Victorian villas are Grade II Listed Buildings and form part of the Eton Conservation Area within Sub-area 1. This is the largest of the sub-areas and the villa is positioned on the southern side of Provost Road diagonally opposite the Conservation Area's set piece, St Saviours Church which is set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas. The villas are notable because they remain largely unaltered with shallow shared gables, entrances within porticoes and rendered elevations with decorative window surrounds.

A separate **Heritage Statement** has been provided to the London Borough of Camden which includes details of the **Heritage Assets** and a list of the full **Planning History** for 1 Provost Road. This property has limited planning history with both applications preceding the listing in 1974. Externally the building retains many original decorative features however internally most decorative features have been removed including the cornicing, ceiling roses, dado and picture rails to the principal rooms on the ground and first floors. A recently commissioned structural report notes that the majority of plasterwork to the ceilings and internal walls has been replaced and it appears that the majority of ceilings are plasterboard and the internal walls are plasterboard on timber studding. The staircases, sash windows, panelled shutters and internal doors are original, however the fireplaces have all been removed and few chimney breasts remain. The original proportions of the rooms on all floors have been retained and approved alterations in 1966 included the installation of dormers in the second floor rooms on the flank (side) elevation. The lower ground retains some fitted joinery and there are bathroom fixtures and fittings on both the ground and first floors.

**Existing Photographs** are provided in a separate document as part of this application.

## **Proposal**

### **External works**

#### **All elevations**

- The render to the masonry walls to all elevations will be repaired to match the existing using a lime based render and the elevations will be redecorated a new warmer grey tone in keeping with the houses in the same group listing as 1 Provost Road

#### **Front elevation**

- The entablature around the windows and entrance portico, overhanging eaves and all soft wood timber framed windows will be repaired as required and redecorated white to match the existing
- The front door will be redecorated a new darker grey tone to compliment the rendered elevations

#### **Front garden/front boundary**

- New traditional wrought iron gates at the entrance between the existing brick piers and to the left hand side of the property adjacent with the edge of the house will be decorated to match the front door, allowing visibility to the flank (side) elevation and rear garden from Provost Road
- Traditional bull nosed York stone cladding to the steps up to the front door will replace the existing black ceramic tiles and complement the existing York stone paving to the front garden
- Within the front garden a timber slatted bin store will provide housing for recycling, to be concealed behind the existing garden wall and hedge (see below) and decorated to match the front door
- The hedge will be trimmed to a height of 1.35 metres providing more light into the property and more vision of the house and its context with the general street scene

#### **Flank (side) elevation**

- The concrete path to the flank elevation will be replaced with York stone pavings providing a continuous treatment from the front garden and around the side of the house to the rear garden
- Soft wood timber framed windows will be repaired as required and redecorated white to match the existing and opaque glass will be replaced with clear glass
- Side door into the property at lower ground level will be replaced with a traditional hardwood timber panelled and part glazed door decorated to match the front door
- At second floor level the original single glazed dormer windows (circa 1966) will be replaced with timber framed double glazed casement windows
- Gutters and down pipes will be repaired to match the existing as required and redecorated to match the masonry walls, a new SVP will be installed to the front of the property adjacent to an existing down pipe, decorated to match
- CCTV camera to be located on this elevation

#### **Rear elevation**

- At ground floor level the existing 2 pane sash window will be removed and replaced with a soft wood timber framed, ten-pane glazed door, the fenestration of which will replicate the existing adjacent sash window
- This door will provide access to a new steel balcony with a spiral staircase externally linking the ground and lower ground floors, the balcony and staircase will be finished in the darker grey tone of the front door
- Soft wood timber framed windows will be repaired as required and redecorated white to match the existing including the new glazed door noted above

- At lower ground level the existing non original Crittall framed door/window configuration and adjacent Crittall framed window will be replaced with a wider set of contemporary steel framed and glazed French doors with fixed glazed side panel and a single matching steel framed and glazed door giving direct access into the garden, openings to structural engineer details. These frames will be finished in the darker grey tone
- The visible circular restraint plates will be removed and replaced with internal plates within the floor void all to structural engineer details. All masonry repairs as before
- The existing satellite dish will be retained

#### **Roof**

- The render to the chimney stacks will be repaired to match the existing using a lime based render
- Defective slates will be replaced to match the existing
- Georgian wired and acrylic roof lights will be replaced with clear double glazed panes
- The existing TV aerial will be retained

#### **Rear garden/rear boundary**

- Extended terrace to be formed in existing and new York stone pavings
- Timber slatted panelling to all boundary walls to be decorated to match the front door
- Reconfiguration of perimeter planting incorporating a garden shed, cricket net and a mature tree to provide privacy at the rear of the garden

#### **Internal works**

The proposed works include the reinstatement of a fireplace to one of the ground floor principal rooms and the reinstatement of decorative features throughout the ground floor, a new kitchen, utility room, bathrooms and WC's and interior joinery and redecorations throughout. All existing decorative features and timber floor finishes will be retained and made good as required using traditional materials and finishes. New partitions will be suitable insulated and new skirtings will match the adjacent walls - any disturbance of the adjacent ceiling and wall finishes will be made good using matching materials and existing internal doors will be reused to suit the new plans. Existing heating and electrical services will be updated and adapted to suit the new arrangements using existing voids for pipes and cable ways and new plumbing will utilise existing and new external downpipes on the flank (side) elevation.

#### **Lower ground floor**

- The front room chimney breast on the ground floor will be reinstated requiring the chimney breast in the lower ground front room to be rebuilt to support the structure above. The redundant lower ground rear room chimney breast will be removed, all to structural engineer details
- Openings will be adapted/created to provide access from the new study area into the adjacent family room and the removal of some existing non-original partitions and joinery and the construction of new insulated stud partitions will facilitate the proposed layout incorporating a shower room/WC, spare bedroom and family room
- Damp and water proofing treatments by specialists will be in accordance with PCA guidelines
- The existing non original Crittall framed door/window configuration and adjacent Crittall framed window on the rear elevation will be removed and a wider set of contemporary steel framed and glazed French doors with fixed glazed side panel and a single matching steel framed and glazed door will be installed giving direct access into the garden from the family room and study

### **Ground floor**

- All decorative cornices, picture rails and ceiling roses will be reinstated
- A chimney breast, hearth and surround will be reinstated in the front drawing room complete with gas fire and flue, all to structural engineer details
- Openings will be adapted/created to provide access from the new kitchen/dining area into the adjacent pantry and hallway with decorative architraves and linings to match the existing
- The sash window to the existing bathroom will be removed and replaced with a soft wood timber framed, ten-pane glazed door, the fenestration of which will replicate the existing adjacent sash window

### **First floor**

- The adaptation of existing stud partitions below the staircase to the second floor will provide concealed storage to the master bedroom
- Existing bathrooms are to be refitted with new joinery, fixtures and finishes
- The undulating floor adjacent to the rear elevation to be levelled, to structural engineer details

### **Second floor**

- The original single glazed dormer windows (circa 1966) will be replaced with timber framed double glazed casement windows
- The adaptation of existing stud partitions above the staircase to the second floor will provide concealed storage to both bedrooms
- New insulated stud partitions will facilitate the proposed layouts incorporating ensuite shower rooms/WCs
- The undulating floor adjacent to the dormer windows to be levelled, to structural engineer details

### **Accessibility**

- Externally the stepped access to the front of the house and to the garden via the ramp to the side of the house remain unaltered with existing parking provision at the front of the property on Provost Road.
- Internally all staircases between all levels remain unaltered
- To the rear of the property the new spiral staircase is designed to meet Category A type in accordance with BS5395: Part2: 1984 and comprises 15 risers @ 188mm (approx.) The staircase and balcony will be designed with non-climbable balustrade divided with vertical uprights at 1000mm centres by a specialist contractor

### **Conclusion**

The proposed alterations are modest and the quality of external and internal finishes and detailing will be of the highest standard, utilising sympathetic materials and style which do not compromise the character of the building, nor will the internal reconfiguration affect the overall appearance of the building. Recognising the importance of the Grade II listing of this property, and ensuring that any works should preserve and enhance the fabric of this building, by retaining and repairing the original features and reinstating other decorative features we will ensure the historic character of the building is both strengthened and preserved thus ensuring the Listed and Conservation concerns are kept to a minimum.